

RESTAURANT UNIT IN CITY CENTRE BY THE HIPPODROME—TO LET

6 Denmark Street, Bristol City Centre, BS1 5DQ



- An exceptional unit positioned on Denmark Street in Bristol City Centre
- Very high levels of pedestrian footfall
- Ground floor and basement premises. Prime for Restaurant Use with planning for commercial extraction
- Quoting Rent £35,000 per annum, exclusive
- Approximately 2,213 sq ft (205.61 sq m) NIA

Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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 **BURSTON
COOK**
0117 934 9977

LOCATION

Situated in the heart of Bristol City Centre, the property fronts on to the popular Denmark Street, a prime spot for local restaurants. In close proximity to various independent and national traders including: Bristol hippodrome, Colombian Coffee Company, Boots, Starbucks to name a few.

DESCRIPTION

The property comprises a Grade II listed glazed retail unit with an open plan sales area to the front and further sales space to the rear which carry a tiled floor in parts and a further room which has previously had plumbing in place for WC's. There is further lower ground floor space, prime for the commercial kitchen with planning for commercial extraction at the rear of the premises. There is additional basement storage. The property benefits from strip lighting throughout.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate net internal floor area:

Area	Sq ft	Sq m
Ground Floor	1231	114.36
Lower Ground Floor	456	42.33
Basement Floor	527	48.91
Total	2213	205.61

TENURE

The suite is available by way of a new effectively full repairing and insuring lease by way of a service charge, for a term of years to be agreed.

RENT

Quoting £35,000 per annum, exclusive.

PLANNING

Use Class E - therefore suitable for a wide range of uses. Ideal for a restaurant use.

BUSINESS RATES

In accordance with the Valuation Office Agency the property has a rateable value of £7,700.

Prospective tenants may therefore benefit from full business rates relief.

VAT

We have been advised that the property is elected for VAT.

EPC

The property has an EPC rating of A (13).

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

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SUBJECT TO CONTRACT

October 2024



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